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DIRECTOR

## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

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### NOTICE OF PREPARATION DOCUMENTATION

**DATE:** March 17, 2011

**PROJECT NAME:** Otay Hills Aggregate Mining And Inert Debris Landfill Project

**PROJECT NUMBER(S):** 3300 04-004 (MUP); 3310 04-001 (RP); 3813 10-002 (SPA)

**PROJECT APPLICANT:** Superior Ready Mix

**ENV. REVIEW NUMBER:** ER 04-19-004

#### **PROJECT DESCRIPTION:**

The proposed project is an application for a Specific Plan Amendment (SPA), Major Use Permit (MUP) and Reclamation Plan (RP) for the Otay Hills Aggregate Mining and Inert Debris Landfill Project. The project is located within six parcels (APNs 648-050-13, 14; 648-080-13, 14, 25; and, 648-040-39, 40 that total approximately 434 acres. The MUP project area consists of 110 acres upon which the mining of construction aggregates, materials processing, and inert debris landfill operations will occur. The balance of the 434-acre area would be placed in biological open space. Primary access to the site would be from the east end of Calzada De La Fuente which connects to Alta Road one-half mile north of Otay Mesa Road.

The proposed project area is subject to the General Plan Land Use Designation (21) Specific Plan Area and the Zoning is S88 (Specific Planning Area). The MUP site is within the East Otay Mesa Specific Plan Area (EOMSP), in the Otay Subregional Plan Area. Based on Section 3.1 of the EOMSP, the proposed aggregate mining and inert debris landfill activities require approval of a MUP and RP. The proposed site is located within two land use designations (mixed industrial and rural residential) of the EOMSP. The SPA is proposed to establish a long-term land use policy for the area proposed for extractive operations and

inert debris landfill activities. Approximately 84 acres of the 110-acre MUP area would be converted to mixed industrial land use designation from the rural residential designation by the SPA. An additional 6 acres of adjacent offsite land to the west of the project site would be converted to mixed industrial land use designation from the rural residential designation by the SPA. The SPA would also convert 33.9 acres of mixed industrial to the rural residential land use designation north and east of the MUP area, where open space is proposed by the project. The 84 acres of on-site land that would be converted to mixed industrial land use also carries the designation of Major Amendment area under the Multiple Species Conservation Program (MSCP). Because the project proposes to impact this area, a Major Amendment to the MSCP must be processed with the U.S. Fish and Wildlife Service (USFWS) which necessitates the preparation of a joint CEQA/NEPA document.

Approximately 86 million tons of mineral resources would be extracted from, and 58 million tons of inert debris would be deposited into the site over a period of approximately 120 years+/- . Operations would include:

- Phased recovery of rock resources
- Materials processing
- Concrete Batch Plant
- Cement Treated Base Plant
- Asphalt Batch Plant
- Recycling of Asphalt and Concrete products
- Inert Debris Engineered Fill Operation (IDEFO)

Most processing activities would take place on a 16-acre area at the northern portion of the 110-acre site covered by the Major Use Permit and Reclamation Plan. Equipment maintenance and export of material could occur 24 hours per day. Anticipated levels of mineral production are between 0.6 and 1.1 million tons per year. Blasting would occur once per week following drilling of bore holes 3 to 6 inches in diameter and 45 feet deep, in a 60 by 120 foot grid. The proposed extraction and processing operations are anticipated to require 75 acre-feet per year (afy) of water. The project would initially obtain imported water from the Otay Water District to meet all of the project's demands. While the deep pit is being excavated, excess runoff from rainfall and seepage from groundwater that drain into the pit would augment imported water and would be stored for use in ponds in the processing area or within the active pit. Proposed water demands at the project site include materials washing (23 afy), pit and haul road dust control (22 afy), and plant dust control (11 afy). The concrete batch plant would use approximately 19 afy. At the peak of both aggregate production and IDEFO operations, average daily trips (ADT) could total approximately 1200 to 1500. Reclaimed water may be provided to the area in the near future and could be utilized by the project if available.

Site operations are proposed to occur in four phases:

Phase 1 would include site preparation and construction of the site office and plant equipment. This phase would last approximately one year.

Phase 2 would include rock extraction and materials processing activities. Rock extraction would occur to the natural grade elevation of land immediately west of the site. This phase is expected to take approximately 21 to 26 years, cover an area of approximately 96 acres, and result in the extraction of 22 million tons of material.

Phase 3 would include additional extraction of mineral resources within the Phase 2 footprint to a maximum depth of 525 feet below the existing grade. Approximately 64 million tons of material would be extracted over an additional 58 to 75 years.

Approximately 4 years after Phase 3 commences, the inert debris landfill operation (IDEFO), or Phase 4, would begin. Inert debris would include excavated soil material from development projects, clean demolition materials, and possibly concrete, asphalt, and rock. The backfilling operation would be supervised by a geotechnical engineer to ensure that materials are adequately compacted to promote future land use on the site. Phase 4 is expected to last some 21 years beyond the extraction operation (Phase 3), or a total of up to 92 years, and deposit some 58 million cubic yards of inert debris back into the extraction area.

Reclamation of the site will be ongoing but final reclamation would occur when all operations have been completed. This would include final grading to establish a final landform, removal of plant equipment, application of topsoil resources to the slopes created during the Phase 2 mining operations, and revegetation. The concrete and asphalt batch plants could remain on the site as an ongoing industrial operation.

## **PROJECT LOCATION:**

The Otay Hills property is located in portions of Sections 29 and 32, Township 18 South, Range 1 East, San Diego County, California. The site is located at the eastern extension of Otay Mesa Road on the southwestern flank of the San Ysidro Mountains. The site is 2.5 miles northeast of the Otay Mesa Border Crossing and 2.3 miles east of the SR-125/Otay Mesa Road intersection.

Thomas Brothers Coordinates: Page 1332, Grid D/7, E/7  
Page 1352, Grid D/1, D/2, E/1, E/2

**PROBABLE ENVIRONMENTAL EFFECTS:**

The probable environmental effects associated with the project are detailed in the attached Environmental Initial Study. All questions answered "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" will be analyzed further in the Environmental Impact Report. All questions answered "Less than Significant Impact" or "Not Applicable" will not be analyzed further in the Environmental Impact Report.

The following is a list of the subject areas to be analyzed in the EIR and the particular issues of concern:

Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology & Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology & Water Quality, Land Use & Planning, Noise, Public Services, Transportation/Traffic, and Utilities and Service Systems

**PUBLIC SCOPING MEETING:**

Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments on the EIS/EIR. This meeting will be held on **Wednesday, March 30, 2011** at the DPLU Hearing Room located at 5201 Ruffin Road, Suite B, San Diego, CA 92123 at 5:00pm.

**Attachments:**

Project Regional Location Map  
Project Detailed Location Map  
Plot Plan Exhibit  
Environmental Initial Study